110.0	0001	0031.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,600 /	881,600
					USE VALUE:	881,600 /	881,600
					ASSESSED:	881,600 /	881,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINIVISIAN GEORGE P--ETAL
Owner 2:	GINIVISIAN JANET L TRS
Owner 3:	
Street 1:	55 BOW STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,831 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1961, having primarily Vinyl Exterior and 3014 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7831.000	423,100		458,500	881,600
Total Card	0.180	423,100		458,500	881,600
Total Parcel	0.180	423,100		458,500	881,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.50 | /Parcel: 292.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	70185
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!8603!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0001-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,100	0	7,831.	458,500	881,600	881,600	Year End Roll	12/18/2019
2019	104	FV	377,500	0	7,831.	451,900	829,400	829,400	Year End Roll	1/3/2019
2018	104	FV	377,500	0	7,831.	347,100	724,600	724,600	Year End Roll	12/20/2017
2017	104	FV	354,100	0	7,831.	327,500	681,600	681,600	Year End Roll	1/3/2017
2016	104	FV	354,100	0	7,831.	301,300	655,400	655,400	Year End	1/4/2016
2015	104	FV	295,500	0	7,831.	281,600	577,100	577,100	Year End Roll	12/11/2014
2014	104	FV	295,500	0	7,831.	259,400	554,900	554,900	Year End Roll	12/16/2013
2013	104	FV	307,200	0	7,831.	259,400	566,600	566,600		12/13/2012

PRINT

Date	Time
12/10/20	23:09:31

LAST REV

Date	Time
02/19/19	12:01:13
ekelly	
8603	

USER DEFINED

Prior Id # 1:	70185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	844-17		12/13/1973		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Measured	372	PATRIOT
2/3/2000	Measured	264	PATRIOT
5/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7831		Sq. Ft.	Site		0	70.	0.84	6									458,451						458,500	

Total AC/HA:	0.17978	Total SF/SM:	7831	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	458,451	Spl Credit		Total:	458,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.08388424
Const Adj.:	1.00439954
Adj $ / SQ:	152.411
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574888
Depreciation:	151770
Depreciated Total:	423118

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	2

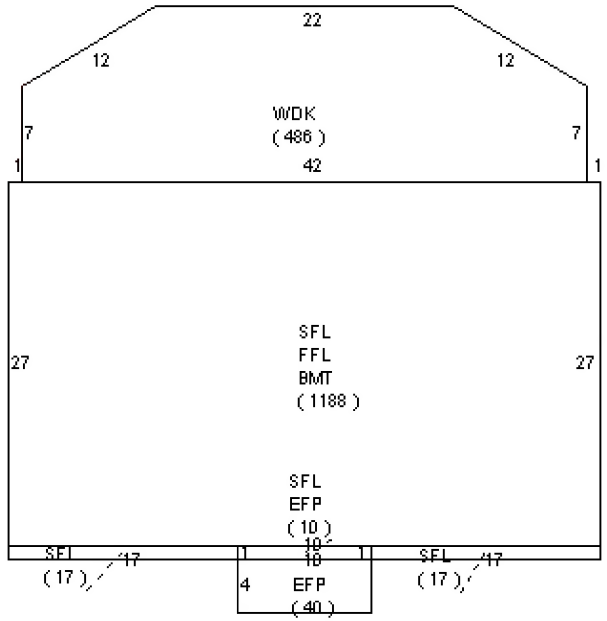
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	M
Totals			
2	10	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	152.410	187,771
BMT	Basement	1,188	60.580	71,973
FFL	First Floor	1,188	152.410	181,065
WDK	Deck	486	8.090	3,933
EFP	Enclos Porch	50	72.920	3,646

Net Sketched Area:	4,144			Total:	448,388
Size Ad	2420	Gross Are	4144	FinArea	3014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.41
Special Features:	0	Val/Su Net:	102.10
Final Total:	423100	Val/Su SzAd	174.83

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0001-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	